

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
Walls Minor Subdivision; Tentative Parcel Map; TPM 21008**

October 8, 2009

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
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NO
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NOT APPLICABLE/EXEMPT
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The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms to the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated August 21, 2009.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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The project will obtain its water supply from the Padre Dam Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Wetland and Wetland Buffers: The site contains southern coast live oak riparian forest, sycamore alluvial woodland and coast live oak woodland, which if disturbed would result in a significant impact. The entire area of southern coast live oak riparian forest, sycamore alluvial woodland and coast live oak woodland, will be placed in an open space easement prior to issuance of improvement or grading plans or prior to recordation of the Parcel Map, whichever comes first. Unavoidable impacts to 0.1 acre of unvegetated channel will be mitigate for offsite at a 3:1 ratio with a minimum 1:1 creation component. There will be no net loss of wetlands and therefore no significant impact will occur. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe: The project is located near a floodway/floodplain fringe area as defined in the resource protection ordinance. However, based on the Stormwater Management Plan (SWMP), Preliminary Drainage Study, and Preliminary Grading Plan prepared by Chang Consultants, the project's proposed improvements are in compliance with the RPO. Based on a review of these studies, it has been demonstrated that no housing is proposed to be placed in any FEMA mapped floodplains, County-mapped floodplains, or drainages with a watershed greater than 25 acres. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes: Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be place in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are steep slopes on the property, however, an open space easement is proposed over the entire steep slope lands. There is no open space easement on the Remainder Parcel, per Section 86.604 (e) (2) of the Resource Protection Ordinance. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats: Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites: The property has been surveyed by a County of San Diego certified archaeologist, Patrick McGinnis of Tierra Environmental Services and it has been determined that the property contains three archaeological sites, CA-SDI-18002, CA-SDI-18003, and CA-SDI-18004 and one isolated resource P-37-027719. Isolates are not considered significant according to CEQA, RPO, or the County of San Diego's Guidelines. The archaeological sites will be preserved in a dedicated open space easement. Temporary fencing will be used to ensure that the sites are not disturbed during grading activities. The project will also require a grading monitoring program consisting of a County approved archaeologist and Native American monitor to ensure that buried deposits are not uncovered during grading.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES
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NO
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NOT APPLICABLE
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The project is not located in a County Urban Area as defined by the WPO. The document is complete and complies with the San Diego County Standard Urban Stormwater Mitigation Plan (SUSMP) and Watershed Protection Ordinance (WPO) requirements for a SWMP.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES
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NO
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NOT APPLICABLE
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The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Project consists of a four parcel subdivision and Designated Remainder Parcel. The project subdivision will obtain access from Harbison Canyon Road, which is considered a Circulation Element roadway. Existing and proposed exterior Noise Sensitive Land Uses (NSLU) is required to meet the sound level requirement of 60 decibels (dBA) community noise equivalent level (CNEL) and below pursuant to the County Noise Element. To determine whether proposed NSLU meet exterior noise requirement of 60 dBA CNEL, staff has conducted a preliminary noise review and sound model. Based on

Sandags website Traffic Forecast for the year 2030, future average daily trips (ADT) are anticipated to be as high as 5,000 ADT on the project segment of Harbison Canyon Road. This roadway is classified as a light collector that has minimum design speeds up to 45 mph. Truck percentages of 97/2/1 was utilized for the Sound 32 noise model. Preliminary noise calculations show that the future traffic 60 dBA CNEL noise contour line will be located 80 feet from the Harbison Canyon Road centerline. Current preliminary grading plans show that pad areas for Parcel 2 are distanced at 100 feet. The project subdivision shows consistency with the County Noise Element and staff does not recommend a noise protection easement dedication from the Harbison Canyon Road at this time. The project subdivision will comply with County Noise Standards. No noise mitigation and no noise report are required.